

FILE #2

Box #12

PLAT NO. S/D 74-81 MAP NO. 6445  
NAME ARBOR LAKES ESTATES

LOCATION: south side of Harry, west of 159th St. East

ENGINEER <sup>P.E.C.</sup> ~~Oblinger-Smith Corporation~~ (Gary Wiley) <sup>by</sup>

OWNER Frank J. Kutilek, M.D.

APPLICATION FILED 8-6-76

SKETCH PLAT FILED 8-6-76

PRELIMINARY FILED New prelim 9-12-76

S/D ACTION 9-27-76 approve <sup>Revised?</sup> Prelim 11-27-77 Approved

FINAL FILED 4-25-77

S/D ACTION 5-5-77 approve

MAPC ACTION 5-12-77 Approved

BCC ACTION 7-5-77 Approved

RECORDED August 12, 1977

REMARKS \_\_\_\_\_

S/D COMMITTEE ~~Palmer~~ ~~11-15-19~~

M.A.P.C. \_\_\_\_\_

B.C.C./B. CO. C. \_\_\_\_\_

*see file #2  
Arbor Lakes Estates*

S/D 74-81 - ARBOR LAKES FIRST ADE  
So. side of Harry in an area  $\frac{1}{4}$ .  
of 143rd St. East. P.E.C.



July 16, 1976

ARBOR LAKES

Here is a list of items that need to be accomplished, and questions to be resolved:

1. Need zone change application for south 80 acres from "R-1" to "AA".
2. Are homes in Block 1 to be attached or detached? If detached a BZA case will need to be filed for a variance of the side lot line and CU-158 closed. If attached CU-158 needs to remain open and a new legal submitted.
3. Need Letter closing-out CU-153.  
Need new legals for multi-family.
4. Block 6 is in a "flood plain" and no permanent structures should be erected thereon.
5. Do we need CU for stables and recreation area? Are stables permitted in "AA"? If not SCZ-0313 should be amended to exclude that area.
6. Open cases in our files.
  - a. SCZ-0313 "R-1" to "AA".
  - b. CU-152 Townhouses 32.4 acres 7 DU's per net acre.
  - c. CU-153 Nursing Home 5.9 acres.
  - d. CU-158 Townhouses 19.8 acres 7.5 DU's per net acre.

*Letter from Frank Rutilek dated 10-1-76  
officially withdrawing CU-152  
CU-153  
CU-158  
Copy in File #2*

May 4, 1976

Mr. John Hale, Chairman  
Board of County Commissioners  
320 Sedgwick County Courthouse  
Wichita, Kansas 67203

Re: County Zone Change Case SCZ-0313,  
Conditional Use Cases CU-152, CU-  
153 and CU-158; and associated plat  
S/D 74-81, ARBOR LAKES FIRST ADDI-  
TION

Dear Commissioner Hale:

We are in receipt of a copy of a letter from Dr. Frank J. Kutilek requesting an extension of the platting time for an additional twelve months.

Our records indicate that this is the third request for extension of the one year platting time requirement for the above-referred to zone case and conditional uses cases, which were originally approved by the County Commission in 1973. Our records also indicate that in 1974 a preliminary plat was approved on subject property. Since that time, with the exception of requests for platting time extensions, there has been no further action on the plat. We realize that efforts to complete the platting requirement of zone case and conditional uses cases have been delayed because the development of the East Main County Sanitary Sewer District treatment facilities is necessary for the property to be developed, and that extensive drainage studies for improvements in the area of drainage have also been involved. However, the applicant has had three years in which to resolve the drainage problems and it would, therefore, be our recommendation that this latest request be granted, but that in the event a final plat has not been submitted to and approved by the Planning Commission within said 12 month period, no further extension of the platting time be granted and the cases be closed.

Page 2 - Mr. John Hale  
May 4, 1976

Consideration of this request is scheduled on your agenda for May 5,  
1976.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:CLN:ber

cc: Earl Rush, County Commissioner  
Tom Scott, County Commissioner  
Theodore H. Hill, County Counselor  
Charmaine McDonald, Deputy County Clerk  
Syd Werbin, Division Head, County Building,  
Inspection and Zoning  
Dr. Frank K. Kutilek, 8937 West Central 67212  
Professional Engineering Service, 1440 East English 67211

FRANK J. KUTILEK, P. A.  
FRANK J. KUTILEK, M. D.  
STEPHEN A. FIELDS, D. O.  
8937 WEST CENTRAL  
WICHITA, KANSAS 67212

PHONE 722-4288

April 19, 1976

John Hale  
Chairman of County Commissioners  
County Court House  
Wichita, Kansas 67202

and

Jack Galbraith  
Chief Planner  
City Hall  
455 North Main  
Wichita, Kansas 67202

Re: County Zone Change Case SCZ-0313;  
Conditional Use Cases CU-152, CU-153 and CU-158;  
and Associated Plats S/C 74-81 Arbor Lakes  
First Addition

Gentlemen:

Request is made for a twelve-month extension for completing the platting process on the zone changes as indicated above.

Hydrology studies have been completed by the Professional Engineering Consultants, 1440 East English, and details are being worked out regarding a waterway that cuts thru the subject property.

If additional information is desired or required, please contact me as indicated on the letterhead above.

Sincerely,

*Frank J. Kutilek M.D.*  
Frank J. Kutilek, M.D.

FJK:sos



April 15, 1976

Dr. Frank J. Kutilek  
8237 West Central  
Wichita, Kansas 67212

Re: County zone change case  
SCE-0313; Conditional Use  
cases CU-152, CU-153, and  
CU-158; and associated  
plat S/D 74-21 - AEROR  
LAKES FIRST ADDITION.

Dear Dr. Kutilek:

On August 15, 1973, the Board of County Commissioners approved County zone case SCE-0313 from "B-1" to "AA" and Conditional uses CU-152 to permit townhouses and CU-153 to permit an institutional home subject to the platting of the application area by August 15, 1974 or the cases be considered denied and closed. On February 6, 1974, the Board of County Commissioners approved CU-158 to permit townhouses or condominiums, also subject to the platting of the application area by August 15, 1974. Since that time, all cases have been granted two time extensions.

This is to advise you that the time limit for platting will expire on April 22, 1976. The preliminary plat for Arbor Lakes First Addition was approved by the Subdivision Committee on August 13, 1974. Since that time, there has been no further action taken toward completing the platting requirements. Please contact our office as to your intentions to complete the platting process. If we have not heard from you by April 22, 1976, we will consider these cases denied and closed.

Sincerely,

Louisa Olivares  
Planning Analyst

LO:zms

cc: Professional Engineering Consultants, 1446 E. English 67211  
Wichita Veterans Memorial Association, Inc., et. al.,  
218 S. Topoka 67202

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE  
January 7, 1976

TO To the Files  
FROM Jack H. Galbraith, Chief Planner  
SUBJECT S/D 74-81 - Arbor Lakes First Addition  
CU-152  
CU-153  
CU-158  
SCZ-0313

On this date John Baird called and advised that he no longer has an interest in the land involving the above captioned cases and asked that all future correspondence be directed to Frank J. Kutilek.

*JHG*  
Jack H. Galbraith  
Chief Planner

JHG:el

Letter returned 10-31-75  
remailed to: John C. Baird  
Investment Ventures  
4421 E. Kellogg, 67218

October 22, 1975

*Do not send further correspondence*

→ Mr. John Baird  
707 Brown Building  
Wichita, Kansas 67202

Re: SCZ-0313 - zone change from  
"R-1" to "AA"; CU-152 con-  
ditional use for townhouses;  
CU-153 conditional use for  
an institutional home;  
CU-158 conditional use for  
townhouses or condominiums  
and the associated plat  
S/D 74-81, Arbor Lakes First  
Addition; generally located  
south of Harry and east of  
143rd Street East.

Dear Mr. Baird:

The Board of County Commissioners on October 22, 1975, considered your request for an extension of time to complete the plat associated with the above captioned case. Their action was to grant a six month extension to April 22, 1976.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:el

cc: Frank J. Kutilek, 8937 W. Central, 67212  
Professional Engineering Consultants, 1440 E. English, 67211

October 14, 1975

Mr. Earl Rush, Chairman  
Board of County Commissioners  
Sedgwick County Courthouse  
525 North Main Street  
Wichita, Kansas 67203

Re: County zone change case  
SCZ-0313, "R-1" to "AA",  
Conditional Use cases  
CU-152, CU-153, CU-158  
requests for townhouses,  
condominium and institutional  
homes; and associated plat  
S/D 74-81, Arbor Lakes First  
Addition. Generally located  
on the south side of Harry  
in an area east of 143rd  
Street East.

Dear Mr. Rush:

We are in receipt of a copy of a letter to you from Mr. John C. Baird requesting an extension of time to complete the platting requirement associated with the above referred to cases.

Our files indicate that this is a second request for the platting time extension, and in accordance with the provisions of Planning Commission Policy Statement #5, this second request will require consideration by the Commission. We would concur in the request for extension time on the basis that the development of the East Main County Sanitary Sewer District treatment facilities is necessary for Mr. Baird's property to be developed.

We are requesting by copy of this letter to the County Clerk, that this matter be placed on the Commission agenda for your regular

10/22/75 - Bd of Co Com approved 6 mos  
extension to complete plat. JHA.  
to April 22, 76.

Mr. Earl Rush  
October 14, 1975  
Page 2

meeting of October 22, 1975. If you have any questions concerning  
this matter, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:CLN:rme

cc: Jack Turner, County Counselor  
Charmaine McDonald, County Clerk's Office  
Syd Werbin, Division Head, County Building,  
Planning and Inspection

September 30, 1975

Mr. John Baird  
707 Brown Building  
Wichita, Kansas 67202

Re: SCZ-0313 - zone change from "R-1" to "AA", CU-152 conditional use for townhouses; CU-153 conditional use for an institutional home; CU-158 conditional use for townhouses or condominiums and the associated plat S/D 74-81, Arbor Lakes First Addition, generally located south of Harry and east of 143rd Street East.

Dear Mr. Baird:

As pointed out to you in a letter dated July 3, 1975, the Board of County Commissioners approved on August 15, 1973, county zone case SCZ-0313 from "R-1" to "AA" and conditional uses CU-152 to permit townhouses and CU-153 to permit an institutional home subject to platting the application area by August 15, 1974 or the cases be considered denied and closed. On February 6, 1974, the Board of County Commissioners approved CU-158 to permit townhouses or condominiums also subject to the platting of the application area by August 15, 1974. Our files reflect that in November of 1974, at your request, the Board of County Commissioners granted a one year extension to the allotted platting time for all of the afore-mentioned cases. Our letter to you of July 3, 1975 requested that you contact our office relative to your intent to comply with the condition of platting, however no response was received. Inasmuch as the platting time limit expired on August 15, 1975 we are again requesting that you contact our office in order to advise us of

Mr. John Baird  
September 30, 1975  
Page 2

your intent to comply with the condition of platting. In the event no word is received from you by October 16, 1975, based on the action of the governing body, all associated cases will be marked denied and closed.

We are anxious to assist you in any way we can to expedite the fulfillment of this requirement. Please contact our office if you have any questions concerning this matter.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:JR:rme

cc: Frank J. Kutilek, 8937 W. Central, 67212  
Investment Ventures, 4421 E. Kellogg, 67208  
Professional Engineering Consultants, 1140 E. English, 67211  
Wichita Veterans Memorial Assoc., et. al, 210 S. Topeka, 67202

SCCD-Cons-5 (6/75)

MAPP

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name Arbor Lakes First Addition

MAILED TO:

Location \_\_\_\_\_

Professional Engineers  
Name - Consultants

Date 8-16-74

Firm \_\_\_\_\_

Prepared by Larry L. Henry, District Conservationist,  
USDA-Soil Conservation Service,  
4100 Maple, Wichita, Kansas 67209  
Phone: 943 9471

Phone -- Date

111 \_\_\_\_\_

119 \_\_\_\_\_

102 \_\_\_\_\_

104 \_\_\_\_\_

Requested by: Wichita-Sedgwick County Metropolitan  
Area Planning Commission

\*\*\*\*\*

A. SOIL TYPE: \_\_\_\_\_

B. SITUATION: \_\_\_\_\_

Conservation Starts When Construction Starts. A Ground Plan Outdoors Is As  
Important As A Floor Plan Inside.

C. EROSION CONTROL RECOMMENDATIONS: (The recommendations which apply to the above  
named property will be indicated by a checkmark.)

- 1. Disturb only the area needed for construction.
- 2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
- 3. Stockpile topsoil and protect it with anchored straw mulch or jute mat material.
- 4. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
- 5. Install erosion and sediment control practices according to the Sedgwick County Conservation District standards and specifications.
- 6. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.

\* CONTINUED \*

The following are adapted perennial grasses and should be seeded at the following rates:

STANDARD RATES:

Native bluestem mix, 3 pounds per 1,000 square feet  
Tall fescue, 3 pounds per 1,000 square feet  
Brome grass, 3 pounds per 1,000 square feet

SPECIAL RATES: \_\_\_\_\_

Apply nitrogen fertilizer at the rates listed below or have the soil tested and apply fertilizer accordingly.

STANDARD RATES:

Tall fescue, 2 pounds per 1,000 square feet  
Brome grass, 2 pounds per 1,000 square feet

SPECIAL RATES: \_\_\_\_\_

Adapted perennial grasses for sodding are fescue, zoysia, and bluegrass.

- 7. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
- 8. Stabilize each lot within 60 days after work starts on home or other building construction.
- 9. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
- 10. Discharge water from outlet structures at nonerosive velocities.
- 11. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 315 943 9471.
- 12. Divert foreign runoff water around area during construction.
- 13. Remove all debris such as tree stumps, scrap lumber, mortar or concrete, and rocks. Do not bury them; wood will eventually rot and cause settling; rocks, mortar and concrete can cause real difficulties in lawn maintenance and later construction.
- 14. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Distribution: Original to Developer and/or Owner  
Copy to Metropolitan Area Planning Department Staff  
File Copy: Sedgwick County Conservation District

July 3, 1975

Mr. John Baird  
707 Brown Building  
Wichita, Kansas 67202

Re: SCZ-0313 - zone change from  
"R-1" to "AA", CU-152 -  
conditional use for townhouses;  
CU-153 conditional use for an  
institutional home; CU-158 -  
conditional use for townhouse  
or condominiums and the assoc.  
plat S/D 74-81, Arbor Lakes  
First Add.; all generally  
located south of Harry and  
east of 143rd Street East.

Dear Mr. Baird:

On August 15, 1973, the Board of County Commissioners approved county zone case SCZ-0313 from "R-1" to "AA" and conditional uses CU-152 to permit townhouses and CU-153 to permit an institutional home subject to the platting of the application area by August 15, 1974 or the cases be considered denied and closed. On February 6, 1974, the Board of County Commissioners approved CU-158 to permit townhouses or condominiums also subject to the platting of the application area by August 15, 1974. Since that time, all cases have been granted an extension to the allotted platting.

This is to advise you that the time limit will now expire on August 15, 1975, and in the event the plat has not been recorded by that date, based on the action of the governing body, all associated case files will be marked "denied and closed".

Mr. John Baird  
July 3, 1975  
Page 2

We would appreciate your contacting our office at your earliest convenience and advising us as to your intent to comply with the condition of platting.

Sincerely,

Jack H. Galbraith  
Chief Planner

JRG:JR:eme

cc: Frank J. Zutilak, 6937 West Central, 67212  
Investment Ventures, 707 Brown Building, 67202  
Professional Engineering Consultants, 1440 E. English, 67211

November 6, 1974

Mr. Tom Scott, Chairman  
Sedgwick County Commission  
320 Sedgwick County Courthouse  
Wichita, Kansas 67203

Re: Request for extension of one year platting time limit on case SCT-0313, zone change from "R-1" to "AA"; and Conditional Use cases CU-152, CU-153 and CU-158 to permit institutional homes, townhouses and condominiums.

Dear Mr. Scott:

We have received a copy of a letter to the Commission from John C. Baird, requesting a one year extension of the platting time requirement on the above referred to cases. As Mr. Baird indicates in his letter, an associated preliminary plat, S/D 74-81 - Arbor Lakes First Addition, has been considered by the Subdivision Committee and approved for submission of a final plat provided all the drainage problems, sanitary sewer and water problems can be resolved.

We feel that this request is in accordance with the Planning Commission Policy Statement #5, wherein a plat is in progress and is being held up for technical problems and the Chairman of the County Commission may on a first request for platting time extension grant an extension of up to 12 months. We therefore concur in the request for a one year extension of the platting time to a new completion date of August 15, 1975. If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:CLN:rme

Mr. Tom Scott  
November 6, 1974  
Page 2

cc: Elmer Peters, County Commissioner  
Earl Rush, County Commissioner  
Jack Turner, County Counselor  
Max Christman, County Zoning and Planning  
Charmaine McDonald, Deputy County Clerk  
John C. Baird, Investment Ventures, 4421 E. Kellogg, 67218

October 29, 1974

Investment Ventures  
4421 E. Kellogg  
Wichita, Kansas 67218

Board of County Commissioners  
Sedgwick County Kansas  
Sedgwick County Courthouse  
525 N. Main  
Wichita, Kansas 67203

Re: SCZ-0313, CU-152, CU-153, CU-158

Gentlemen:

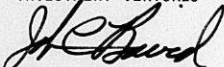
Recently the W/SC MAPD contacted us concerning the above noted zone change application (R-1 to AA) and conditional use applications (townhouses, CU-152; institutional home, CU-153; townhouses or condominiums, CU-158). A copy of the letter we received from Mr. Curtis L. Newby is attached.

This letter is to respectfully request that an extension of time of up to one year be allowed so that we can complete the platting process. We have previously submitted a platting application and the preliminary form was approved on August 15, 1974 with the instructions that it should not be brought back in final form until all of the specified requirements had been worked out with the appropriate agencies. This particular property has extensive storm drainage problems and we have requested that Professional Engineering Consultants, P.A., provide us with various alternates and cost estimates for complying with the Subdivision Committee requirements. We are actively pursuing the preparation of a final plat for this property and are requesting the above noted time extension so that an acceptable final form can be agreed on.

We will be pleased to answer your questions or provide additional information at your request.

Very truly yours,

INVESTMENT VENTURES



John C. Baird

cc: Mr. Curtis L. Newby, MAPD  
Professional Engineering Consultants, P.A.



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

PHONE 262-0611 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202



October 11, 1974

Mr. John Baird  
707 Brown Building  
Wichita, Kansas 67202

Re: SCZ-0313 - zone change from  
"R-1" to "AA", CU-152 - con-  
ditional use for townhouses;  
CU-153 - conditional use for  
an institutional home; and  
CU-158 - conditional use for  
townhouses or condominiums,  
all generally located on the  
south side of Harry in an area  
east of 143rd Street East.

Dear Mr. Baird:

On August 15, 1973, the Board of County Commissioners approved county zone case SCZ-0313 from "R-1" to "AA" and conditional uses CU-152 to permit townhouses and CU-153 to permit an institutional home subject to the platting of the application areas by August 15, 1974 or the cases be considered denied and closed. On February 6, 1974, the Board of County Commissioners approved CU-158 subject to the platting of the application area by August 15, 1974, also. Our records also indicate that a platting application was submitted on subject property on July 3, 1974, and said plat S/D 74-81, Arbor Lakes First Addition was approved in preliminary form on August 15, 1974. Inasmuch as the expiration date for recording of the plat has passed, in view of the action of the governing body, these cases are to be marked denied and closed. We would appreciate you contacting us at your earliest convenience regarding this matter.

Sincerely,

*Curtis L. Newby*  
Curtis L. Newby  
Junior Planner

CLN:rme

cc: Wichita Veterans Memorial Association, Inc., et. al.  
210 South Topeka, 67202  
Frank J. Rutilek, 8937 West Central, 67202  
Investment Ventures, 707 Brown Building, 67202  
Professional Engineering Consultants, 1440 E. English,  
67211

October 11, 1974

Mr. John Baird  
707 Brown Building  
Wichita, Kansas 67202

Re: SCE-0313 - zone change from  
"R-1" to "AA", CU-152 - con-  
ditional use for townhouses;  
CU-153 - conditional use for  
an institutional home; and  
CU-158 - conditional use for  
townhouses or condominiums,  
all generally located on the  
south side of Harry in an area  
east of 143rd Street East.

Dear Mr. Baird:

On August 15, 1973, the Board of County Commissioners approved county zone case SCE-0313 from "R-1" to "AA" and conditional uses CU-152 to permit townhouses and CU-153 to permit an institutional home subject to the platting of the application areas by August 15, 1974 or the cases be considered denied and closed. On February 6, 1974, the Board of County Commissioners approved CU-158 subject to the platting of the application area by August 15, 1974, also. Our records also indicate that a platting application was submitted on subject property on July 3, 1974, and said plat S/D 74-01, Arbor Lakes First Addition was approved in preliminary form on August 15, 1974. Inasmuch as the expiration date for recording of the plat has passed, in view of the action of the governing body, these cases are to be marked denied and closed. We would appreciate you contacting us at your earliest convenience regarding this matter.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:ems

cc: Wichita Veterans Memorial Association, Inc., et. al.  
210 South Topeka, 67202  
Frank J. Kutilek, 8937 West Central, 67202  
Investment Ventures, 707 Brown Building, 67202  
Professional Engineering Consultants, 1440 E. English,  
67211

August 19, 1974

Professional Engineering  
Consultants  
1440 East English  
Wichita, Kansas 67211

Re: S/D 74-81 - Preliminary Plat  
of ARBOR LAKES FIRST ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 15, 1974, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. "Complete access control" shall be labeled on Lot 2, Block 2 adjacent to Harry Street for a distance of 200 feet east of the bridge.
- B. "Access control except for 1 opening shall be labeled adjacent to Harry Street on the balance of Lot 2, Block 2.
- C. "Complete access control" shall be indicated from subject plat of Harry on Lot 1, Block 1 and on Lot 1, Block 2.
- D. The designated "Floodways" on both sides of the proposed north-south street should be platted as "Reserve A" and "Reserve B" and the plat text should reflect the following: "Reserves A and B are reserved for floodway and shall be the responsibility of the owners of said reserves until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage provided further, that no building shall be constructed on or within said Reserves, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the owners and Wichita-Sedgwick County Flood Control Office or their successor of office".
- E. Lot 1, Block 1, shall be redesigned to reflect another public street similar in location to the one shown on the plans prepared for conditional use approval.

Preliminary Plat of Arbor  
Lakes First Addition.  
August 19, 1974  
Page 2

- F. The applicant's engineer shall contact Bill McKinley, Assistant Traffic Engineer, relative to the geometrics for the entrance into subject development from Harry Street.
- G. The applicant shall guarantee the paving of an accel-decel lane on Harry Street at its intersection with the new north-south street proposed on the plat.
- H. The "floodway" indicated on the plat shall be further refined to permit a buildable area for Lots 1 and 2, Block 2.
- I. The applicant shall guarantee the paving of the interior streets to urban standards.
- J. The applicant shall install or guarantee the installation of sidewalks adjacent to the south side of Harry Street adjacent to Lot 2, Block 2 and both sides of all interior public streets.
- K. The recorded book and page number of the C.R.A. Oil Pipeline Easement shall be shown on the face of the plat.
- L. Any raising, lowering or relocating of the pipeline necessitated by this plat shall be at the sole expense of the applicant.
- M. The applicant's engineer shall contact the Walnut Watershed District relative to the need for establishing a minimum building pad elevation on subject property. A letter obtained from said agency approving the proposed drainage plan, pad elevation, etc. shall be submitted to the Planning Department.
- N. The applicant's engineer shall work with the City Engineer relative to determining appropriate culvert sizes in connection with street and drainage improvements proposed for subject property.
- O. The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to the proposed handling of drainage for subject property.
- P. The applicant shall contact the Water Department relative to extending water to serve subject property and an appropriate guarantee therefore.
- Q. The applicant shall contact Kansas Gas & Electric and the Gas Service Company relative to indicating appropriate easements on the face of the plat for their facilities.

Preliminary Plat of Arbor  
Lakes First Addition.  
August 19, 1974  
Page 3

- R. The applicant's engineer shall contact Max Christman of the County Zoning Office relative to indicating names for the north-south streets on the face of this plat.
- S. Temporary cul-de-sacs shall be indicated at the south end of the north-south streets. Said cul-de-sacs shall remain in use until such time as an alternate outlet is provided for the streets. The City Engineer shall be contacted regarding this matter.
- T. The applicant shall consult with the Environmental Health Department relative to serving subject property with a municipal sanitary sewer and water system. The applicant shall petition to the County for the installation and/or extension of sanitary sewer to serve the lots being platted.
- U. The applicant shall be aware that no building permits will be issued on subject property until such time as the sanitary sewer lines to serve subject property have been installed.
- V. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- W. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

cc: Investment Ventures, 4421 East Kellogg, 67218  
Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 74-81 Name ARBOR LAKES FIRST ADDITION  
Date Application Rec'd. 7-3-74 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 8-15-74

DESCRIPTION

General Location On the south side of Harry in an area east of  
143rd Street East.  
Owner Investment Ventures  
Surveyor/Engineer 4421 East Kellogg  
Address Professional Engineering Consultants Phone 262-2691

- |  |                                  |
|--|----------------------------------|
| 1. Gross Acreage of Plat <u>80</u>         | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:                         | a. <u>70</u> R/W <u>1400</u> ft. |
| Residential <u>4</u>                       | b. _____ R/W _____ ft.           |
| Commercial _____                           | c. _____ R/W _____ ft.           |
| Industrial _____                           | d. _____ R/W _____ ft.           |
| Other _____                                | e. _____ R/W _____ ft.           |
| Total Number of Lots <u>4</u>              | TOTAL <u>1400</u> ft.            |
| 3. Minimum Lot Frontage <u>500</u> ft.     | 8. Sidewalk adjacent to all      |
| 4. Minimum Lot Area <u>240,000</u> sq. ft. | streets? <u>yes</u> <u>X</u> no  |
| 5. Existing Zoning <u>R-1</u>              |                                  |
| 6. Proposed Zoning <u>AA</u>               |                                  |
9. Public Water Supply Yes (Yes-No), Name City of Wichita  
10. Public Sanitary Sewers Yes (Yes-No), Name Sedgwick County  
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)  
12. City of Wichita \_\_\_\_\_: Three-Mile Area X

STAFF COMMENTS:

- A. The associated cases CU-152 and CU-158 (conditional use to permit townhouses or condominiums), CU-153 (conditional use to permit an institutional home) and SCZ-0313 (zone change from "R-1" to "AA") have all been approved by the Board of County Commissioners subject to platting.
- B. "Complete Access Control" shall be indicated from subject plat to Harry.
- C. The designated "Floodways" on both sides of the proposed north-south street should be platted as "Reserve A" and "Reserve B" and the plattors text should reflect the following: "Reserves A and B are reserved for floodway and shall be the responsibility of the owners of said reserves until such time as the governing body exercising jurisdiction elects to assume the responsibility for maintenance and improvement of the drainage and obtains fee simple title thereto; provided further, that no building shall be constructed on or within said Reserves, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the owners and Wichita-Sedgwick County Flood Control Office or their successor of office".
- D. Lot 2 and 3 of Block 2 shall be eliminated and Lot 1 shall be changed to apply only to that area of Block 2 not being platted as a Reserve.
- E. Consideration should be given to redesigning Block 1 to reflect another public street similar in location to the one shown on the plans prepared for conditional use approval.
- F. The applicant's engineer shall contact Bill McKinley, Assistant Traffic Engineer, relative to the geometrics for the entrance into subject development from Harry Street.
- G. The applicant shall guarantee the paving of an accel-decel lane on Harry Street at its intersection with the new north-south street proposed on the plat.

(OVER)

- H. The applicant shall guarantee the paving of the interior streets to urban standards.
- I. The applicant shall install or guarantee the installation of sidewalks adjacent to the south side of Harry Street and both sides of all additional public streets.
- J. The recorded book and page number of the C.R.A. Oil Pipeline Easement shall be shown on the face of the plat.
- K. Any raising, lowering or relocating of the pipeline necessitated by this plat shall be at the sole expense of the applicant.
- L. The applicant's engineer shall contact the Walnut Watershed District relative to the possible need for establishing a minimum building pad elevation on subject property.
- M. The applicant's engineer shall work with the County Engineer relative to determining appropriate culvert sizes in connection with street and drainage improvements proposed for subject property.
- N. The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to the proposed handling of drainage for subject property.
- O. The applicant's engineer shall contact Max Christman of the County Zoning Office relative to indicating names for the north-south streets on the face of this plat.
- P. A temporary cul-de-sac shall be indicated at the south end of the north-south streets. Said cul-de-sacs shall remain in use until such time as an alternate outlet is provided for the streets.
- Q. The applicant shall consult with the Environmental Health Department relative to serving subject property with a municipal sanitary sewer and water system. The applicant shall guarantee the installation and/or extension of sanitary sewer and a public water supply to serve all the lots being platted.
- R. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- S. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

FORM 223-021

**PAYMENT NOTICE**

City of Wichita

**PAY AT TREASURER'S OFFICE - FIRST FLOOR**

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

DESCRIPTION	AMOUNT

Name

Address

Type

Due Date

Comments:

Date

By

5/1/71

11-44

July 29, 1974

Professional Engineering  
Consultants  
1440 East English  
Wichita, Kansas 67211

Re: S/D 74-81 - Sketch Plat of  
ARBOR LAKES FIRST ADDITION.

Gentlemen:

We have received and reviewed the above referred to sketch plat which you recently submitted to our office. We authorize the preparation of a preliminary plat subject to the following:

- A. A 30 foot building setback shall be indicated adjacent to all streets.
- B. 25 triangular drainage easements shall be indicated on the corners of all street intersections.
- C. The applicant's engineer shall contact the Walnut Watershed District relative to the possible need for establishing a minimum building pad elevation on subject property.
- D. The applicant's engineer shall work with the County Engineer relative to determining appropriate culvert sizes in connection with street and drainage improvements proposed for subject property.
- E. The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to the proposed handling of drainage for subject property.
- F. The street indicated running northeasterly across Lot 1, Block 1 on the preliminary development plan shall be shown on the preliminary plat as a public street with 70 feet of street right-of-way.

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- G. The applicant's engineer shall contact Bill McKinley, Assistant Traffic Engineer, relative to the geometrics for the entrance into subject development from Harry Street.
- H. The applicant shall guarantee the paving of an accel-decel lane on Harry Street at its intersection with the new north-south street proposed on the plat.
- I. The applicant shall guarantee the paving of all interior streets to urban standards.
- J. The recorded book and page number of the C.R.A. Oil Pipeline Easement shall be shown on the face of the plat.
- K. Any raising, lowering or relocating of the pipeline necessitated by this plat shall be at the sole expense of the applicant.
- L. Requirements for a preliminary plat (see Article 5, Part 3 of the M.A.P.C. Subdivision Regulations).

In addition to the above comments and conditions the installation of sidewalks adjacent to all public streets and the installation of both telephone and electric service underground, will be conditions of the plat approval. In addition, the applicant should be preparing for submission and review, his proposed Homes Association agreement and/or covenants which shall contain provisions for the improvement and continued maintenance of the open spaces, parking areas, private drives, etc., proposed for the development of subject property.

Enclosed you will find an engineer's "marked" copy of the sketch plat. If you have any questions regarding the above comments, please call our office.

Respectfully,

John Richter  
Planning Analyst

JR:rme  
Enclosure

cc: Wichita Veterans Memorial Assoc., Inc., 210 S. Topeka, 67202  
John Baird, 707 Brown Building, 67202

THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE July 17, 1974



TO John Richter, Planning Analyst

FROM William G. McKinley, Assistant Traffic Engineer

SUBJECT Arbor Lakes  
Preliminary Development Plan

We would recommend a deceleration lane on the south side of Harry with a proposed street cutting diagonally across the plat. Also, this street should be designed according to an approved plan which the developer and the Traffic Engineering Division shall agree on. Basically I believe this would be one-lane entrance and two-lane exit. The rest of the plat is acceptable.

*William G. McKinley*  
William G. McKinley  
Assistant Traffic Engineer

WGM:cg

cc: R. W. Bruggeman



July 11, 1974

M. S. Mitchell, Maintenance-Flood Control

John Richter, Planning Analyst

S/D 74-81 - sketch plat of Arbor Lakes  
First Addition.

The attached sketch plat has been recently submitted to our office. Two conditional use requests to permit townhouses or condominiums have been approved for Lot 1, Block 1 and Lot 1, Block 2 subject to platting. A third conditional use request to permit an institutional home has been approved for Lot 2, Block 2 subject to platting. Also, a zone change request from "R-1" to "AA" has been approved over this entire area subject to platting. I would appreciate any comments you may have regarding this sketch plat returned to me no later than Tuesday, July 16.

JR:rme  
Attachment

Memos also to: Nancy Graham, County Engineering  
Bill McKinley, Assistant Traffic Engineer

6345  
Map No.: 413A  
Section No.: 35  
Twp. No.: 27  
Range: 2E

S/D No. 74-81

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Arbor Lakes First Addition  
General Location: South of Harry St & 2600' East  
of Harry and 143rd St East  
Name of Property Owner: Investment Ventures  
Address: 4421 E Kellogg Wichita 67218 Phone: 682-1543  
Name of Subdivider: Same Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Name of Agent/Surveyor: REC.  
Address: 1490 E English Phone: 262-2691  
Date of Application: July 3 1974

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 80
2. Number of Lots:
  - Residential 4
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_Total Number of Lots 4
3. Minimum Lot Frontage 500 ft.
4. Minimum Lot Area 240000 sq. ft.
5. Existing Zoning R-1
6. Proposed Zoning AA (Cond. use CU-152 & CU 153)
7. Lineal Feet of New Streets:
  - a. 70' R/W 1400 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.TOTAL \_\_\_\_\_ ft.
8. Sidewalk adjacent to all streets? yes  no
9. Public Water Supply (Yes-No), Name City of Wichita
10. Public Sanitary Sewers (Yes-No), Name Sedgwick County
11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: J. C. David  
Investment Ventures

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by Wichita  
Date 7/12/74  
Fee Submitted NONE  
sketch

SC2.0313